MAYOR
JOHN CHIRKUN

MAYOR PRO TEM
ROBERT TAYLOR

CITY COUNCIL
SALVATORE AIUTO
JAN HAGGERTY
FRANK A. MAISANO
COLLEEN MCCARTNEY
BILL SHOEMAKER

City of Roseville

CITY MANAGER
STEPHEN A. TRUMAN

CITY CLERK
RICHARD M. STEENLAND

CITY TREASURER
CATHERINE J. HAUGH

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ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, September 21, 2010
7:00 p.m.

ROLL CALL:

PRESENT:

Mayor Pro Tem	Robert Taylor
Board Members	Salvatore Aiuto Jan Haggerty Colleen McCartney Bill Shoemaker

ABSENT:	Mayor	John Chirkun Frank Maisano

OTHERS PRESENT:

City Manager	Stephen Truman
City Attorney	Tim Tomlinson
City Clerk	Richard M. Steenland

Mayor- Pro Robert Taylor called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to excuse Mayor John Chirkun.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to excuse Board Member Frank Maisano.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTER

1. Approval of minutes of meeting held July 20, 2010.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to approve the minutes of July 20, 2010.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a privacy fence installed without the required corner clearance at the driveway on the property at 28259 Floral, Larry Adam-William Novak, petitioner.

Larry Adam-William Novak, 28259 Floral, Roseville, appeared on behalf of this request. Mr. Adam-Williams Novak requested this variance be tabled until October 5, 2010.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to table the request for a variance to keep a privacy fence installed without required corner clearance at the driveway on the property at 28259 Floral, until October 5, 2010.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to create a 400 square foot sign on the north elevation on the property at 25280 Gratiot, Grady's Lounge, Delores Lindroth, petitioner.

Delores Lindroth, 25875 Pattow, Roseville, appeared on behalf of this request and answered the Board Member's questions.

Kelly Matta, 25585 Pattow, Roseville, explained this request and answered the Board Member's questions.

City Clerk Richard M. Steenland received no correspondence.

No one from the public wished to be heard

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to table the request for a variance to create a 400 square foot sign on the north elevation on the property at 25280 Gratiot, Grady's Lounge, until October 5, 2010.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variance to keep vehicles awaiting repairs parked outside overnight on the property at 17920 12 Mile Road, Royal Transmission, Patrick Smith, representative.

   Patrick Smith, 27203 Pinewood, Roseville, appeared on behalf of this request. Mr. Smith requested this variance be tabled until October 5, 2010.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to table the request for a variance to keep vehicles awaiting repairs parked outside overnight on the property at 17920 12 Mile Road, Royal Transmission, until October 5, 2010.
MOTION CARRIED UNANIMOUSLY

4. Public Hearing and Board consideration for variance to keep access driveway from Masonic closed to Briar Hill Condominiums on the property along Beaconsfield between Masonic and Brandt, Briar Hill Condominium, Joseph Ossowski, representative.

   Joseph Ossowski, Briar Hill Condominiums, 32175 Beaconsfield Unit # 47, Roseville, appeared on behalf of this request and answered the Board Member's questions.

   City Clerk Richard M. Steenland received one petition with fourteen signatures in opposition of this request. (Received at meeting)

   The following individuals spoke regarding this request:
   - James Goldwater, 19346 Brandt, is opposed of this request.
   - Laurie Kamieniecki, 32125 Beaconsfield, is in favor of this request.
   - Brenda Schrock, 19585 Masonic Apt #16, is in favor of this request.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to table the request for a variance to keep access driveway from Masonic closed to Briar Hill Condominiums on the property along Beaconsfield between Masonic and Brandt, Briar Hill Condominium, until October 5, 2010.
MOTION CARRIED UNANIMOUSLY

5. Public Hearing and Board consideration for variance to erect a 1536 square foot garage (32' x 48') having a height of 22' without a driveway on the vacant lot adjacent to 19146 McKinnon, James D. Hillock, petitioner.

   James D. Hillock, 19146 McKinnon, Roseville, appeared on behalf of this request and answered the Board Member's questions.

City Clerk Richard M. Steenland received 34 letters in favor of this request, one letter in opposition, and one petition from the Shadow Woods Condominium complex with 22 signatures in opposition.

The following individuals spoke regarding this request:

- Mary Bogucki, 31874 Cristina, is opposed of this request.
- Ronald Bogucki, 31874 Cristina, is opposed of this request.
- Paul Curtis, 19319 Candlelight, is in favor of this request.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the petitioner's request for a variance to erect a 1536 square foot garage (32' x 48 ') having a height of 22'without a driveway, being an unique circumstance exists; being the size of the lot is of sufficient size (57,600 square feet) to accommodate the 1536 square foot garage.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ERECT A 1536 SQUARE FOOT GARAGE (32' X 48') HAVING A HEIGHT OF 22' WITHOUT A DRIVEWAY ON THE VACANT LOT ADJACENT TO 19146 MCKINNON, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-04-302-060 VAR. #3110

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1 (c) and (g) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore, is hereby granted.
MOTION CARRIED UNANIMOUSLY

6. Public Hearing and Board consideration for variance to add a pharmacy drive up to the existing Meijer store on the property at 30800 Little Mack, Meijer Inc., Mark Kastner, representative.

   Mark Kastner, representative for Meijer store, 30800 Little Mack, Roseville, appeared on behalf of this request and answered the Board Member's questions.

   City Clerk Richard M. Steenland received no correspondence.

   No one from the public wished to be heard.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioner's request for a variance, being a unique circumstance exists; being the request is in harmony with recently constructed adjacent businesses, which provide drive-thru service. The business is located 505' further back than the 135' minimum required setback.

MOTION CARRIED UNANIMOUSLY

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ADD A PHARMACY DRIVE-UP TO THE EXISTING MEIJER STORE ON THE PROPERTY AT 30800 LITTLE MACK, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-10-101-007 VAR. #3210

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1101 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

The following individuals spoke:

- James Goldwater 19346 Brandt, Roseville.

IV. ADJOURNMENT

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon; the meeting is hereby adjourned at 8:46 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk